MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 1 MARCH 2017 AT 7.00PM

PRESENT:
Councillor B E Read (Chairman)
Councillor B R Parry (Vice-Chairman)
Councillor K G Basson
Councillor P M Harman (substituting for Councillor Dr J M Harman)
Councillor K M Kelly
Councillor D J Mote
Councillor S J Ryan

ALSO PRESENT:
Councillor R J Lees
Graham Blew – Town Clerk
Martin Harding – Assistant Town Clerk/RFO

ABSENT:
Councillor Mrs A E D Barham

458/16-17. **APOLOGIES FOR ABSENCE.**

Apologies for absence were received from Councillors' P C Harris, Dr J M Harman, J A Hayes, Ms L C Howes and A S Reach.

459/16-17. **SUBSTITUTES.**

Councillor P M Harman substituted for Councillor Dr J M Harman.

460/16-17. **DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.**

There were none.

The Chairman gave the opportunity for the meeting to be adjourned at this point to accept questions from the public.

461/16-17. **ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.**

The Town Clerk reiterated the contents of his previous email and advised members that Quinn Estates (developer for *"Little Hithe"* - site adjacent to BT Exchange, London Road) had agreed to meet with members on 16 March 2017 to discuss the feedback from their public exhibition being held on 4 March 2017.

462/16-17. **TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 8 FEBRUARY 2017.**

Recommended: The Minutes of the meeting held on 8 February 2017 were confirmed and signed.

TOWN PLANNING:

463/16-17. **PLANNING APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' OBSERVATIONS.**

DA/17/00183/FUL	Provision of bi-fold doors to replace existing door and window on rear elevation. 4 Frobisher Way Greenhithe Kent DA9 9JN.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
EDC/17/0020	Reserved matters application (details relating to access appearance, landscaping, layout and scale) for the erection of 42 dwellings (comprising 27 x 2 bed; 13 x 3 bed; and 2 x 4 bed) together with associated landscaping and submission of details relating to Broadband Action Plan pursuant to conditions 2, 25 and 30 of outline application 12/01451/EQVAR. Land at Eastern Quarry, Southfleet Road, Swanscombe.
OBSERVATIONS:	No observations.
EDC/16/0113 17/00258/EDCCON	Submission of Reserved Matters of siting, design, external appearance and landscaping, pursuant to conditions 2, 19, 20, 26, 36 and 43 of outline planning permission DA/05/00308/OUT for Phase 2 development of 191 residential units including details of streets, buildings and structures, materials, open space, car parking, noise and drainage. Former Northfleet West Sub Station Southfleet Road Swanscombe Kent.
OBSERVATIONS:	No observations.
EDC/17/0014	Application for the approval of condition 6 attached to planning permission reference no. DA/08/01543/FUL relating to landscaping scheme and landscaping management plan. Ingress Park Site, Ingress Park Avenue, Greenhithe.
OBSERVATIONS:	No observations.

EDC/17/0021 17/00257/EDCCON	Application for the approval of condition 18 attached to planning permission reference no. DA/05/00308/OUT relating to an affordable housing strategy. Former Northfleet West Sub Station, Southfleet Road, Swanscombe.
OBSERVATIONS:	No observations.
DA/17/00320/COU	Change of use from a single residential dwelling (Use class C3) to mix use for part nursery (Use class D1) and part residential dwelling (Use class C3). 2A Stanley Road Swanscombe Kent DA10 0HZ.
OBSERVATIONS:	Members have concerns with the increased traffic volumes and parking requirements that the proposed change of use could generate. Members would also like to seek confirmation that the proposal would meet the Ofsted required standards for the change of use.
EDC/17/0007	Installation of a temporary waste water tank (retrospective). Eastern Quarry, Watling Street, Swanscombe.
OBSERVATIONS:	No observations.
EDC/17/0025	Reserved Matters application for the construction of 138 dwellings and car parking, along with associated landscaping, infrastructure and earthworks at Parcel A, Phase 2, Castle Hill. Parcel A, Phase 2, Castle Hill, Eastern Quarry, Watling Street, Swanscombe.
OBSERVATIONS:	No observations.
EDC/17/0024 17/00326/EDCCON	Submission of reserved matters pursuant to conditions 2 and 25 of planning permission DA/12/01451/EQVAR for the erection of 170 two, three and four bedroom market dwellings, and submission of details relating to noise (condition 28) and fibre-optic connections (condition 30) pursuant to permission DA/12/01451/EQVAR. Part of Phase 2, Eastern Quarry, Watling Street, Swanscombe.
OBSERVATIONS:	No observations.

464/16-17. GRANTED DECISION NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL/EDC FOR MEMBERS' INFORMATION.

The following granted decision notices were noted.

DA/17/00015/FUL	Raising height of main roof and erection of a single storey side/rear extension, conversion of garage into habitable room (retrospective) and raising height of roof of garage and to provide additional room at first floor level (amendments to previously approved planning permission DA/16/00665/FUL in respect of raising height of roof of main house) 33 Pentstemon Drive, Swanscombe.
DA/16/01545/FUL	Erection of 1 No. detached two storey house, including alterations to external curtilage, and associated parking. 34 Valley View, Greenhithe.
DA/16/01646/ADV	Display of 1 No. non-illuminated ATM surround sign (retrospective application). Greenhithe Service Station, London Road, Greenhithe.
DA/16/01939/FUL	Erection of a part two/part single storey rear extension. 66 Knockhall Road, Greenhithe.
DA/17/00061/PDE	Determination pursuant to Schedule 2, Part 1 (Class A.1 (g) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as to whether prior approval is required for the erection of a single storey rear extension. 15 Worcester Close, Greenhithe.

464/16-17. GRANTED DECISION NOTICES SUBMITTED BY KENT COUNTY COUNCIL/EDC FOR MEMBERS' INFORMATION.

The following granted decision notices were noted.

DA/16/1413	New two storey building to provide eight classrooms, two group rooms and ancillary accommodation; kitchen extension and internal alterations to existing building; new fenced hard games court; and alterations to the car park to provide six additional spaces to facilitate an increase from 1FE to 2FE. Craylands Primary School, Craylands Lane, Swanscombe.

465/16-17. REFUSED DECISION NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL/EDC FOR MEMBERS' INFORMATION.

The following refused decision notices were noted.

DA/16/01951/FUL	Erection of first floor rear extension to existing first floor flat. Flat Above 12 -14 Milton Street, Swanscombe.

466/16-17. NOTIFICATION OF ADDENDUM TO CASTLE HILL VILLAGE GREEN RESERVED MATTERS.

The Assistant Planner, CBRE Limited, had, in accordance with the Section 106 Agreement, notified the Town Council of a revision to the Appendix of the Community and Leisure Facilities Strategy.

OBSERVATIONS: Emailed response 2/3/17 to Kelly Lippett @ CBRE Ltd.	Page 46 indicates, under Management Information that this will be done "through a management company set up by the owner". The Town Councils previous experiences have all shown that a Management Agreement needs to be in place at the earliest opportunity as without this the facilities can either be uncompleted or, if completed they can stand unable to be used as no-one or no organisation is in place to take on the responsibility of operating them. With this in mind details of who/how these facilities will be operated (Management Plan) is requested. The Town Council would like to seek assurances that the floodlighting proposed has undertaken the necessary impact assessments regarding light pollution of surrounding properties.

	Members would like to respectfully request confirmation that the recreational facilities will be available to the current community within Swanscombe and Greenhithe as well as the new residents and will not be exclusively for the Castle Hill Village Green residents?

467/16-17. **KENT COUNTY COUNCIL (KCC) – ST CLEMENTS WAY, GREENHITHE IMPROVEMENT SCHEME.**

KCC had recently published information regarding their proposed improvement scheme, aimed at reducing congestion and catering for future growth and development in the Kent Thameside Area and had held public exhibition events on 24 and 25 February 2017.

After deliberation members agreed the following response:-

The bus lane from the McDonald's roundabout to the Asda roundabout could cause problems with traffic turning onto the Asda roundabout and it may be more appropriate to take this bus lane out of the proposal or to cut this bus lane short so that it ended before the roundabout.

The bus lane going towards the McDonald's will bring the bus drivers into conflict with vehicles turning left onto London Road.

There are concerns that the crossing on London Road only requires 4 vehicles to be held up before traffic starts backing up on the roundabout and that the proposal does not appear to address this issue.

A major problem for a lot of residents is the exit from Worcester Park Estate/Steele Avenue due to the fact that if they need to back in the direction of McDonald's they currently have to navigate across 2 lanes and with the proposal this would be increased to 3 lanes. A possible solution to this would be to have a timed signalised crossing?

Whilst the Town Council appreciates the difficulties and limitations involved the proposal will be an improvement but will not solve the problems.

Sometime ago the Town Council did write to Kent County Council requesting that they be kept informed and notified if the car park or the land to the south of the car park were ever considered for disposal. Could we again register this request especially in regards to the proposal.

Recommended: That the response agreed be submitted.

There being no further business to transact, the Meeting closed at 7.40 pm.

Signed: _____ Date: _____
(Chairman)